

ARTICLE XVI I1 - INSTITUTIONAL DISTRICT

Section 1600 PURPOSE

The I1 Institutional District is intended to provide an opportunity for Planned Campus Development while maintaining the open space character, environmental resources, and scenic gateway into the Borough.

Section 1601 USE REGULATIONS

A building may be erected or used, and a lot may be used or occupied for any one (1) of the following principal uses, and no other:

- A. **Uses By Right.** The following uses are permitted by right in this district:
 1. Planned Campus Development, involving educational and/or religious uses, as per Section 2419.
 2. Adult Housing/Care Facility Use, as per Section 2403.
 3. Commercial Communication Antennae when attached to an existing structure, as per Section 2414.
 4. Forestry, as per Section 2204.
 5. Accessory Use, as per Section 2401.A., B., C., and D.

- B. **Conditional Uses.** The following Conditional Uses shall be permitted only upon the grant of conditional use approval from the Borough Council, subject to the terms of this Article and of Article XXIX:
 1. Institutional Home, as Per Section 2413.
 2. Planned Campus Development for professional, executive or business office use, as per Section 2420.

Section 1602 AREA AND BULK REGULATIONS

A. **Minimum Lot Area and Width.**

Type of Use	Minimum Lot Area	Minimum Lot Width
Planned Campus Development	20 acres	n/a
Adult Housing/Care Facility	as per Section 2403	as per Section 2403
Institutional Home	1 acre	150 feet measured at the building line

- B. **Building Placement.** All buildings and structures shall be set back at a minimum of two hundred (200) feet from all property lines and street lines, and a minimum of twenty (20) feet from parking and loading areas and internal private streets.

- C. **Maximum Building Coverage.** Fifteen (15) percent.
- D. **Maximum Lot Coverage.** Twenty-five (25) percent.
- E. **Distance Between Buildings.** The horizontal distance between buildings shall not be less than twice the height of the taller building, but shall, in all cases, be a minimum of seventy-five (75) feet.
- F. **Maximum Building Height.** Three (3) stories or thirty-five (35) feet, whichever is less.

Section 1603 SPECIAL REGULATIONS

The following regulations shall be applied to Planned Campus Development, involving educational and/or religious uses and Planned Office Campus Development for professional, executive or business office use:

- A. An educational or religious use shall, wherever practicable, utilize existing buildings and facilities within the district.
- B. Reuse of existing facilities shall, to the greatest extent possible, preserve the architectural integrity and facades of buildings. Building plans indicating the extent of all alterations and enlargement shall be submitted as part of the development application.
- C. Buildings eligible for and listed on the National Register of Historic Places shall be identified on the building plan.
- D. New buildings should be designed so as to complement the styles and spatial layout of the existing buildings.
- E. Any accessory residential buildings, structures or uses shall meet the regulations of Section 2224.F.

Section 1604 DESIGN STANDARDS

The following design standards shall apply to all uses, as applicable, in this zoning district:

- A. Lighting, Storage, Buffering and Screening shall be in accordance with Article XXIII.
- B. Signage regulations shall be in accordance with Article XXVI.
- C. Parking and Loading shall be in accordance with Article XXV.
- D. Nonconforming Uses shall be in accordance with Article XXVII.
- E. Natural Resource Protection Standards shall be in accordance with Article XXII.